

113.0

0002

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
625,800 / 625,800
625,800 / 625,800
625,800 / 625,800
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 153 | | PARK AVE EXT, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------|--|
| Owner 1: GLINA VLADIMIR Y & | |
| Owner 2: CHUNAEVA DELGIR V | |
| Owner 3: | |

Street 1: 153 PARK AVENUE EXTENSION

Street 2:

Twn/City: ARLINGTON

| | | |
|---------------|--------|------------|
| St/Prov: MA | Cntry: | Own Occ: Y |
| Postal: 02474 | | Type: |

PREVIOUS OWNER

| | |
|-------------------------------------|--------|
| Owner 1: CAPARELLA GEORGE M-ETAL - | |
| Owner 2: CAPARELLA PATRICIA D - | |
| Street 1: 153 PARK AVENUE EXTENSION | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | |

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4312 | | Sq. Ft. | Site | | 0 | 70. | 1.27 | 6 | | | | | | | | | 384,553 | | | | | | 384,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 4312.000 | 241,200 | | 384,600 | 625,800 | | 71816 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 09/05/18 |

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
625,800 / 625,800
625,800 / 625,800
625,800 / 625,800**USER DEFINED**

| | |
|----------------|-------------------|
| Prior Id # 1: | 71816 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | 12/30/21 07:50:05 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| LAST REV | |
| Date | Time |
| 09/27/18 | 18:42:27 |
| mmcmakin | |
| 8736 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 241,200 | 0 | 4,312. | 384,600 | 625,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 234,100 | 0 | 4,312. | 384,600 | 618,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 234,200 | 0 | 4,312. | 384,600 | 618,800 | | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 200,900 | 0 | 4,312. | 379,100 | 580,000 | 580,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 207,400 | 0 | 4,312. | 291,200 | 498,600 | 498,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 207,400 | 0 | 4,312. | 274,700 | 482,100 | 482,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 207,400 | 0 | 4,312. | 252,700 | 460,100 | 460,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 196,000 | 0 | 4,312. | 236,200 | 432,200 | 432,200 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| CAPARELLA GEORG | 61938-497 | | 6/4/2013 | | 490,000 | No | No | | |
| | 18532-66 | | 9/1/1987 | | 192,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| 8/14/2013 | 1231 | Manual | 3,090 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------------------------|-----|-----------|
| 9/5/2018 | Inspected | BS | Barbara S |
| 8/9/2018 | MEAS&NOTICE | CC | Chris C |
| 1/16/2014 | Info Fm Prmt | EMK | Ellen K |
| 11/21/2008 | Meas/Inspect | 201 | PATRIOT |
| 3/25/2000 | Inspected | 270 | PATRIOT |
| 2/7/2000 | Measured | 263 | PATRIOT |
| 9/2/1993 | | RV | |
| | | | |
| Sign: | VERIFICATION OF VISIT NOT DATA | | / / / |

| | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|-----------------|--------|-----|---------------------------|-----------------|---------|-----|---|------------|-----|------|----------------------|------|-------|------------|------------|--------------|----|---|---|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | |
| Type: 6 - Colonial | | | | Full Bath: 1 | Rating: Good | | | SCUTTLE. | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: | % | | | OthrFix: | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | |
| Year Blt: 1931 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wal: 2 - Plaster | | | | Functional: | | % | | Interior: | 1 | 6 | 3 | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | Additions: | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 26.4 % | | | Plumbing: | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 130.00 | | | Heating: | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.35000002 | | | | General: | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98000199 | | | | COMPARABLE SALES | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 171.990 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 68000 | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 327723 | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 86519 | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 241204 | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | | | |
| Make: | | Model: | | Juris. Factor: | | | | Before Depr: | 171.99 | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Special Features: | 0 | | | Val/Su Net: | 113.77 | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | |
| | | | | | | | | | | | | | | | | | | | | |
| PARCEL ID 113.0-0002-0003.0 | | | | | | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | |